

**Deserama  
2434 E Main St  
Mesa, Arizona 85213  
480-964-8850**

**STATEMENT OF POLICY  
for  
Deserama Essential Group, LLC  
dba Deserama Mobile Home Community  
dba Deserama Mobile Ranch**

This document expires December 31, 2012 and will automatically renew for additional one year periods on January 1 of each year unless modified or terminated on proper notice.

- 1) CLASSIFICATION OF THE PARK — This mobile home park is an older person housing community. As an older person community, a tenant may not allow anyone who has not reached his or her 40<sup>th</sup> birthday to live in Deserama Mobile Home Park, and in addition, at least one permanent resident in each space must be no less than 55 years of age.
- 2) CHANGE OF USE — Landlord has no specific plans to implement a change in use for the mobile home park during the term of these Statements. However, the Landlord expects that a change in use of individual spaces within the Park or of all or a portion of the Park could take place at any time.
- 3) CHANGES IN RENT — Rentals are established by the Landlord to cover all costs of operation of the Park and to return to Landlord what Landlord considers to be an acceptable return on investment. Rentals may be adjusted at the time of renewal of lease agreement upon no less than ninety (90) days prior to written notice by the Landlord. There is no particular method used by the Landlord to determine rent charges, and Landlord reserves the right to calculate rent changes by any method he selects. In addition, Landlord may at any time increase rental to compensate Landlord for increases in Landlord's costs on insurance, taxes, utility rate increases, and/or legal fees.
- 4) RIGHT OF FIRST REFUSAL — Landlord reserves the right to sell the mobile home park to any buyer of landlord's choice. Tenants, either individually or collectively, do not possess any right of first refusal.
- 5) SIZE SPECIFICATIONS — The dimensions of mobile homes permitted in the Park **shall not exceed** the following Height = 15, Length = 67, Width = 27
  - a. The dimensions of mobile homes permitted in the Park **shall be at least** the following Height = 8, Length = 25, Width = 8
  - b. Mobile homes must be constructed above the ground.
  - c. Any mobile home that is moved into the Park must be new, unless the Park specifically consents in an individual instance that a mobile home other than a new one may be moved into the Park.
  - e. The landlord may impose greater restrictions in some portions of the Park than other portions.

The foregoing apply to the entire Park, but certain portions may be more restrictive than others.

- 6) REQUIRED IMPROVEMENTS — As a condition of tenancy. All tenants must make such improvements to their space as are necessary to enable their mobile home to be set up in a manner to be occupied, to comply with all applicable codes and ordinances, and so that it is compatible in appearance with other mobile homes in that portion of the Park in which their mobile home is located. The landlord does impose requirements with respect to awnings, skirting, carport and patio covers, cabanas, storage sheds, flagpoles, antennae, and other appurtenances which are specifically set forth in the Park Rules and Regulations. All mobile homes must have skirting and awnings that meet the criteria set forth in the Park Rules and Regulations.

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7) PERMANENT IMPROVEMENTS — As a condition of tenancy, new tenants moving mobile homes onto a vacant space in the Park must make certain improvements to that space and must thereafter maintain those permanent improvements. The permanent improvements cannot be removed at the expiration or termination of tenancy but must be left on the space at the time in good condition less normal wear and tear. The permanent improvements required together with the Park's estimates are merely the Park's best guess at the time this document was prepared as to what each required improvement should cost. Tenant, by entering into a lease agreement with Landlord, assumes the risk that the actual cost of making such permanent improvements will be greater than these estimates. **IT IS STRONGLY RECOMMENDED THAT PROSPECTIVE TENANTS INDEPENDENTLY INVESTIGATE THE COSTS OF ALL REQUIRED PERMANENT IMPROVEMENTS AND OBTAIN THEIR OWN BIDS AND ESTIMATES BEFORE ENTERING INTO ANY LEASE AGREEMENT.**

<u>Description of Improvement</u>	<u>Estimated Cost</u>
Install approved gas shut-off valve between the gas meter and the mobile	\$150

- 8) NOTICE CONCERNING INSURANCE — The Park does not provide insurance coverage for tenant mobile homes. Insuring the mobile home is the tenant's responsibility. If the Park is in an unincorporated area or other area not providing fire protection, the tenant must provide his or her own fire department response insurance. **TENANTS ARE ADVISED TO INDEPENDENTLY INVESTIGATE WHETHER FIRE PROTECTION IS PROVIDED TO THE PARK BY A GOVERNMENT FIRE DEPARTMENT OR WHETHER THEY SHOULD OBTAIN PRIVATE FIRE DEPARTMENT RESPONSE INSURANCE.**
- 9) ACCESSIBILITY TO DISABLED PERSONS — The Park is committed to providing an accessible physical environment for all residents. The Park will make reasonable accommodations to its rules, restrictions, and community facilities to assure that individuals with disabilities can fully enjoy their residency, and to provide all facilities and services on the same basis to disabled individuals and non-disabled persons. Residents who feel that such an accommodation is necessary should contact the Park Manager.
- 10) POLICY CONCERNING SUBLEASING — The Park has adopted the following policy:  
The Park does allow subleasing.

I acknowledge by my signature that I understand the terms, conditions and obligations of this Statement of Policy and agree to abide by the same.

TENANT

Space Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

DESERAMA REPRESENTATIVE

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_